

Farmland Preservation Session



Kammie Bunes, Grants Manager
(360) 902-3019 kammie.bunes@rco.wa.gov

If you want to:

**Preserve farm or ranchlands through
purchase of development rights**

.....Then you are in the right place.

Session Outline:

- **The Grant Programs'**
 - Focus and Priorities
 - Eligible Applicants
 - Project Types
 - Funding Limits
 - Match Requirements
 - Easement Requirements
 - Program Criteria
- **Application Process**
 - Grant Cycle Timeline
 - Application Database
 - Materials Available



Program Focus and Priorities

- Funded by state bonds through the Washington Wildlife and Recreation Program (WWRP)
- Preserve commercially significant farm and ranch lands by purchasing development rights through an agricultural conservation easement or lease. Preserve environmental benefits of the farm.
- Ecological restoration that enhances agricultural productivity on that land.



“farm and agricultural land” defined in RCW 84.34.020(2):

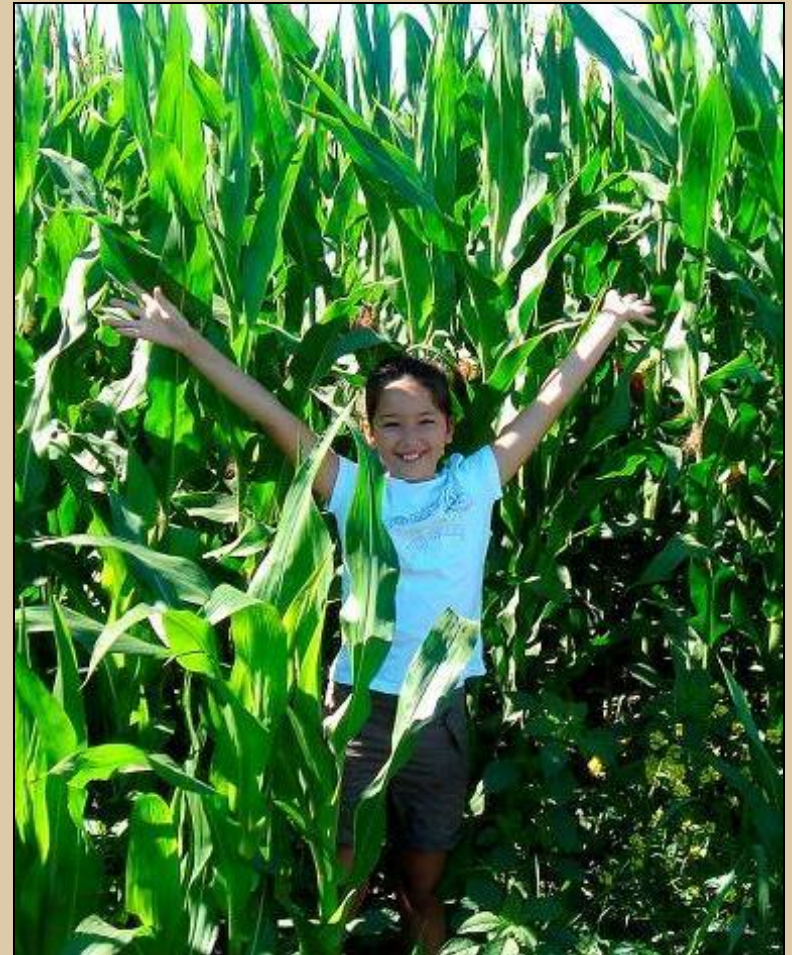
- 20 or more acres:
 - devoted primarily to commercial production, or
 - enrolled in federal conservation reserve program
- Parcels smaller than 20 acres:
 - devoted primarily to agricultural uses
 - dependent upon gross income formulas, or have standing crops with expectation of harvest within seven years
- Providing housing for farm family or workers
 - must be adjacent to classified farmland
- Land used primarily for equestrian related activities
 - must charge for use and meet size or income formula

Eligible Applicants

- Cities
- Counties
- State Conservation Commission
- Qualified nonprofits

A nonprofit nature conservancy corporation or association is defined in RCW 84.34.250 as:

“... an organization which qualifies as being tax exempt under...section 501(c) (of the Internal Revenue Code) ... and one which has as one of its principal purposes the conducting or facilitating of scientific research; the conserving of natural resources, ...; or the conserving of open spaces,...”



Project Examples

- Crop Lands
- Pasture Lands
- Range Lands



Project Types

- **Acquisition**
 - Agricultural Conservation Easement
 - Leases also allowed (minimum 25 year)
 - Stewardship plans for land within easement area
- **Combination (acquisition and enhancement/restoration)**
 - Easement or lease and enhancement or restoration within easement area
 - Enhancement/restoration element(s) must further ecological functions
- **Ineligible projects:**
 - Fee simple acquisitions
 - Farms producing fresh or saltwater products
 - Public lands (rare exceptions)
 - Transfer of development rights
 - Commercial feedlots
 - Community Gardens
 - pending Board action March 25



Funding Limits & Required Match

- No minimum or maximum grant request
 - Combination projects:
 - Enhancement/restoration component cannot exceed 50% of acquisition
- Conservation Commission: No required match
- All others: 50% match required – any combination of:
 - Other grants (federal, state, local, foundation)
 - Local funds (Conservation Futures, impact fees, bonds, levies, dedicated program funds)
 - Donations (private, foundation, landowner)

Easement Requirements

- RCO Template Highlights
 - Allowable uses
 - Water rights
 - Building envelopes
 - Impervious surface limits
 - RCO is third party beneficiary
- Review Process
 - Submit draft with explanation if deviating from template
 - Seek RCO review and approval prior to landowner negotiations



Questions?

- **The Grant Programs'**

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- *Eligible Applicants*
- *Project Types*
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- **Application Process**

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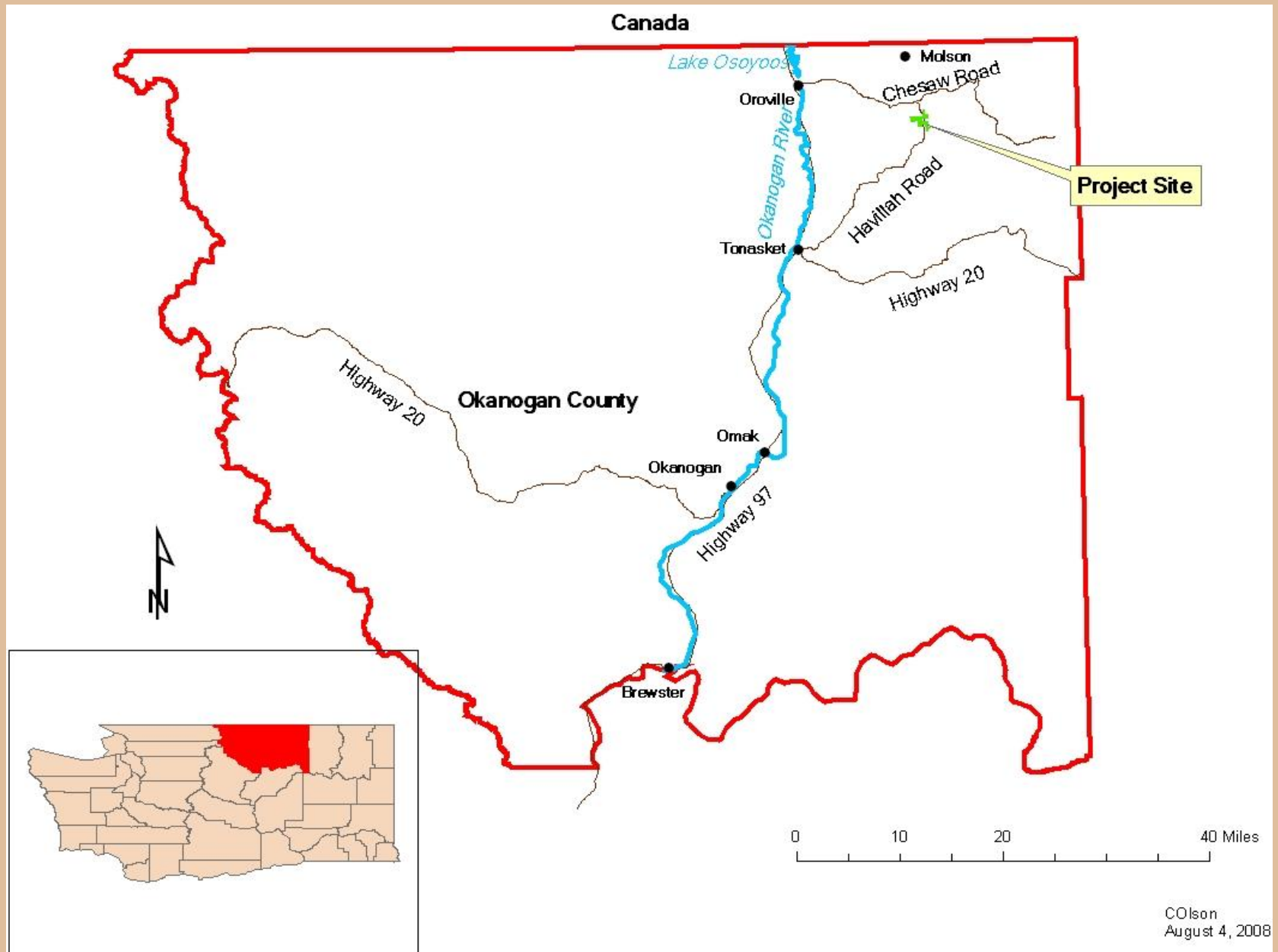
Program Criteria – See RCO Manual 10f

- Agricultural Values (68 points)
 - Importance: soils, size, productivity...
 - Viability: site and community infrastructure...
- Environmental Values (22 points)
 - Quality of habitat, benefits to fish and wildlife...
 - *Edits Pending Board Adoption March 25, 2010*
- Community Values (12 points)
 - Community support, jobs, historic value...
- Other Values (31 points)
 - Cost benefit, sponsor capacity, duration of protection

Oral Presentation Using Powerpoint

- **Maps:**
 - General location
 - Vicinity: show Ag protection zone, roads, other protected farms
 - Parcel: show locations of infrastructure and building envelopes
- **Images:**
 - Photos: aerial and ground shots
 - Graphs, charts...
- **Text:**
 - Not too much
 - Simple, easy to read font
 - Try not to exceed 10-12 lines per slide
- **Please no:**
 - Handouts
 - Fancy animation, video, or audio clips

Okanogan County – Nelson Ranch #08-0000



MONROE

Broers Organic Berry Farm
Snohomish County
Purchase of Development Rights
Farmland Preservation Project

Legend

-  PDR Eligibility Area
-  City
-  UGA Boundary
-  Protected Parcel 2005
-  Broers Organic Berry Farm

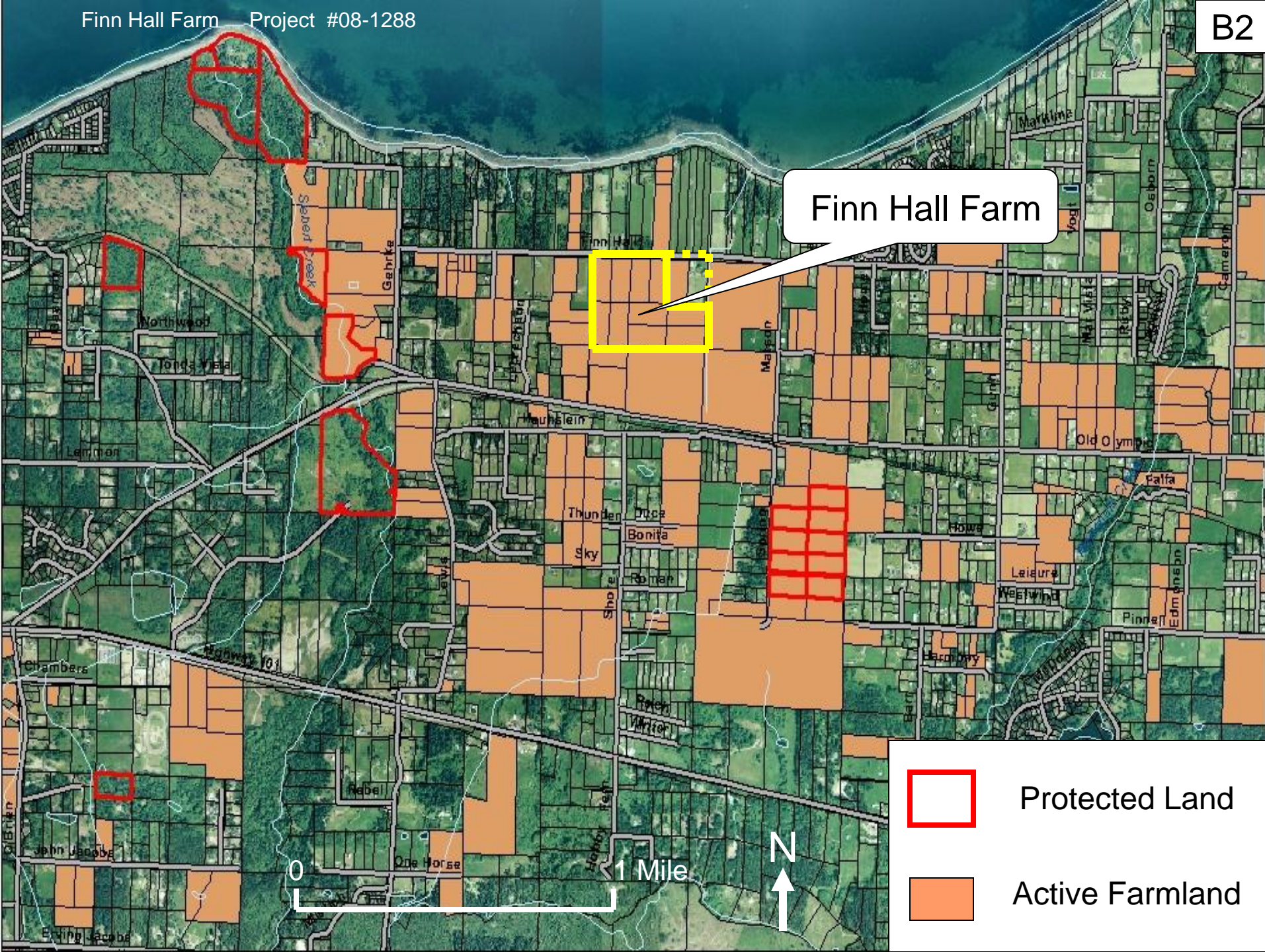
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Feet

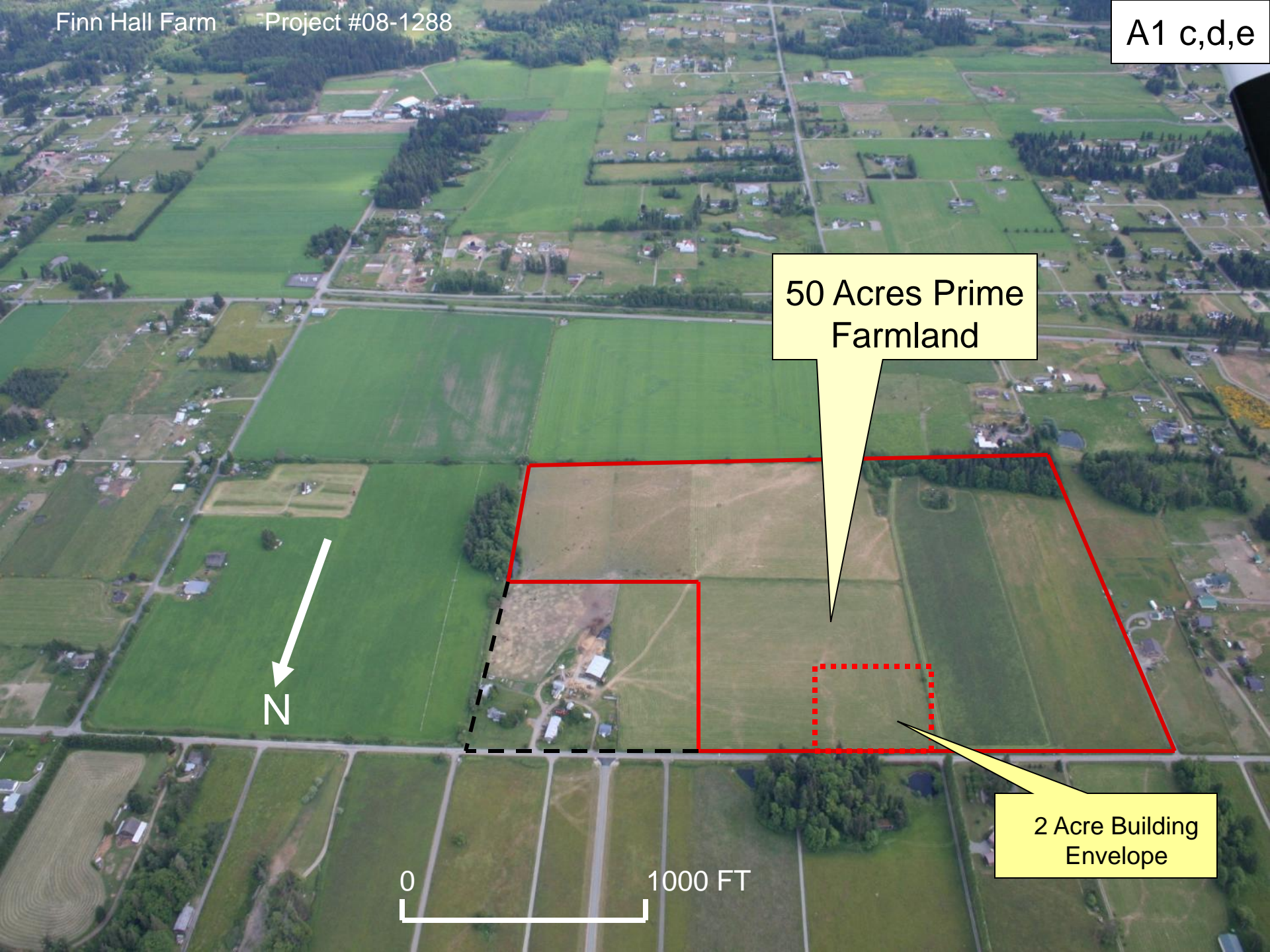
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Snohomish County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this map.

Map Document: W:\pdr\cartofarm\BroersBerryAppt.mxd
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50 Acres Prime Farmland

N

0 1000 FT

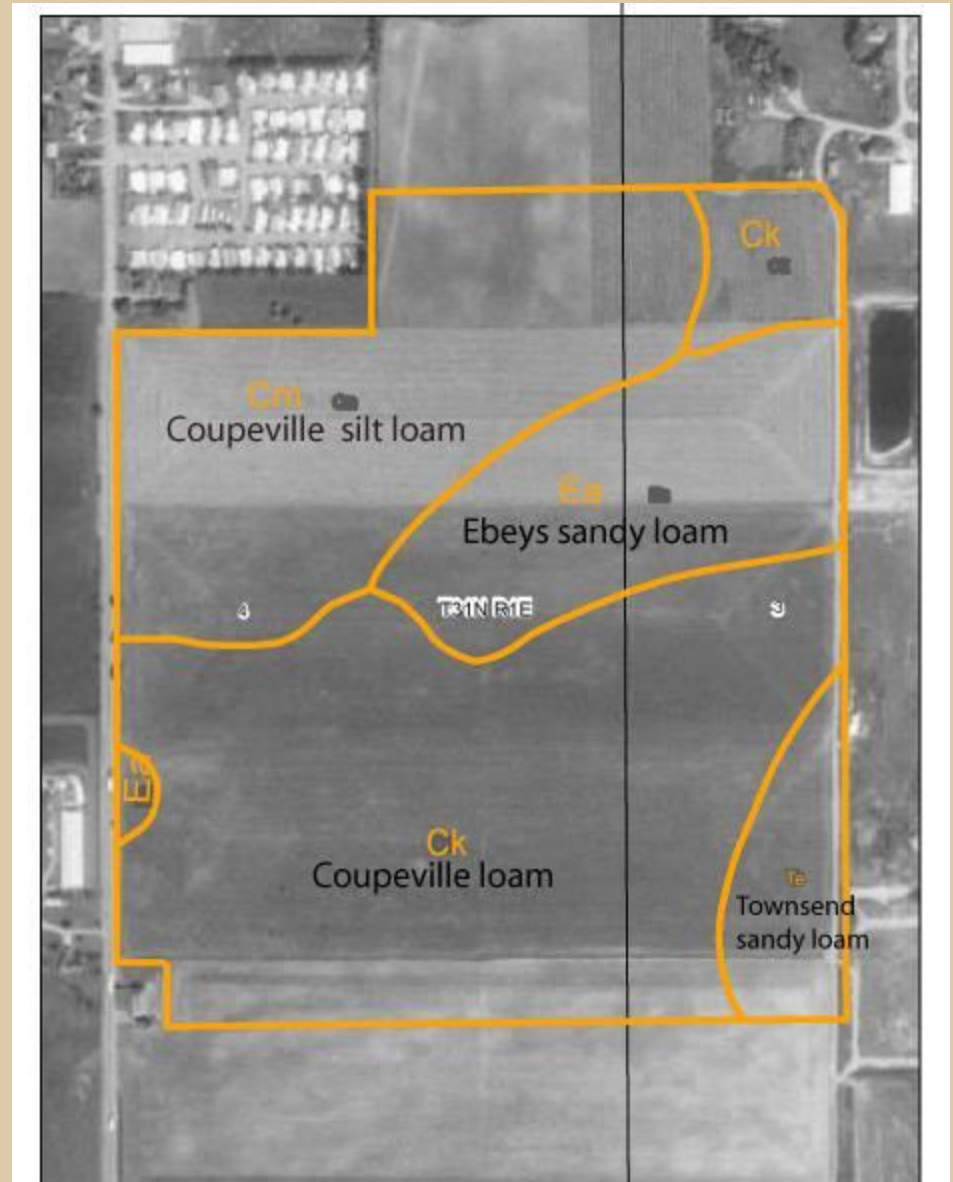
2 Acre Building Envelope

A. AGRICULTURAL VALUE

- Importance

- a. Soil Type

- a. prime



Engle Farm
#08-0000

Broers Berry Farm
Agriculture Values - Importance

- **Located within Tualco Valley Purchase of Development Rights (PDR) Eligibility Area**
- **USDA Prime Farmland Soil Types – Class II**
 - Sultan Silt Loam - 96%
 - Puget Silty Clay Loam - 4%
- **54-acre certified organic berry farm**

Broers Organic Berry Farm



Broers Organic Berry Farm



Broers Organic Berry Farm



Skagit Agriculture

- 80 crops of commercial significance
- One of the few places in the world that can accommodate vegetable seed production
- 50% to 75% of the world's cabbage, beet, and spinach seed
- 75% to 85% of Washington's red potatoes are grown by Skagit farmers



Future farming in the Skagit

There is a strong commitment to maintaining farming on Fir Island in Skagit County:

- Severe code/ordinance restrictions on commercial and residential development
- Right to Farm Ordinance
- Ag-NRL zoning
- Infrastructure in place (Irrigation, storage, transportation and ag services)
- Access to markets



Long-term viability



Keith Stennes and his twin sons
Mark and Kevin



Evaluation Criteria A.1.c & d

Size and Productivity

- **30% crop production—200-500 tons of hay annually**
- **70% grazing—600 cows/replacement heifers and 1,000 yearlings**



On Site Production and Support Facilities



#10-1111

Rattlesnake Hills

Viability: water availability



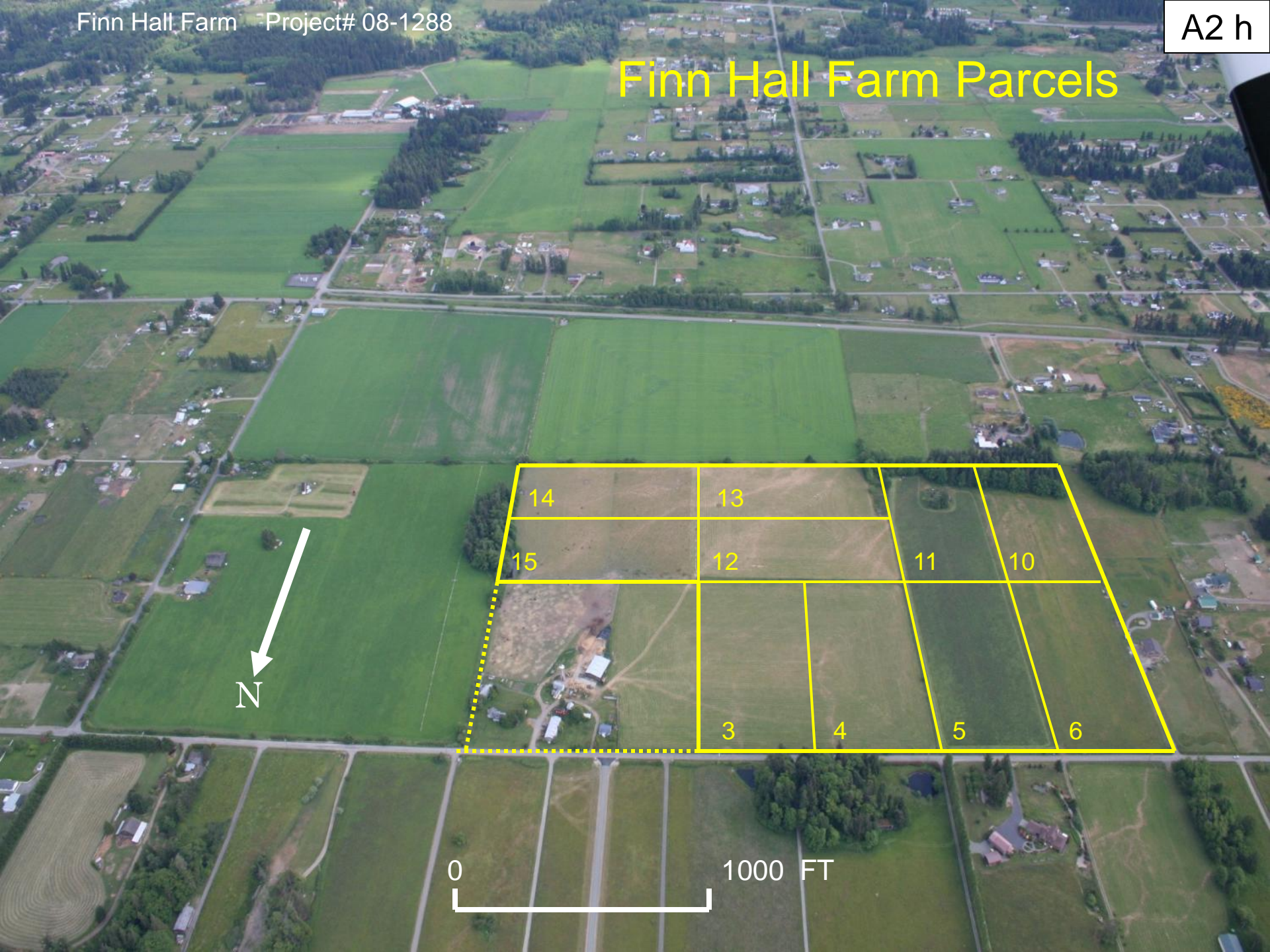
#08-0000 Yakima County

Threat: Farmland at Risk in the Methow Valley



- 4,020 acres farmland at risk of subdivision
- Valley is currently only 27% built out under current zoning
- High land prices

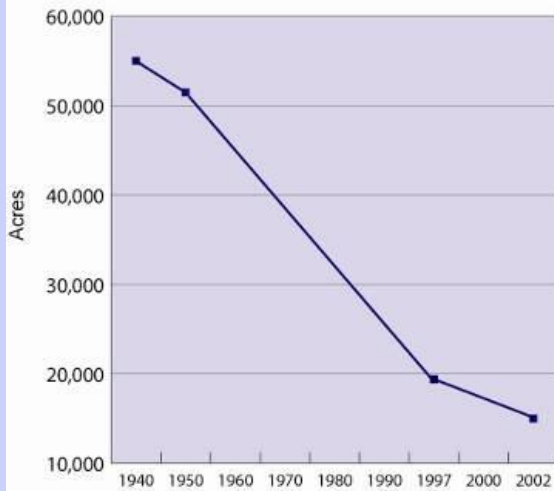
Finn Hall Farm Parcels



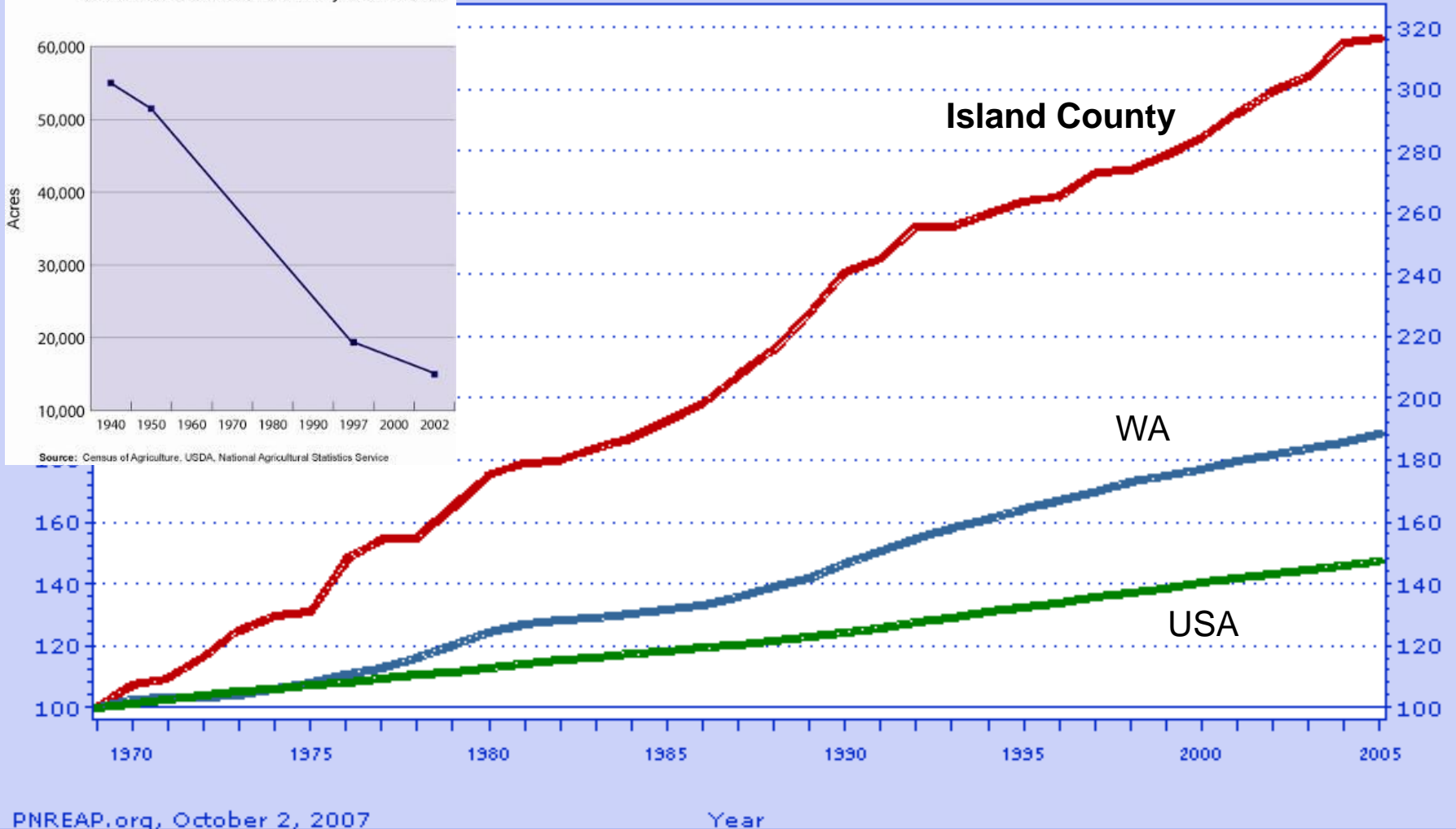


Population Indices (1969=100): Island County, Washington and United States, 1969-2005

Land in Farms on Island County 1940 - 2002



Source: Census of Agriculture, USDA, National Agricultural Statistics Service



PNREAP.org, October 2, 2007

Year

D.1. Threat

Rattlesnake Hills Working Rangelands Project

Question # 2: Environmental Values



Environmental Values: Shrub-Steppe Habitat

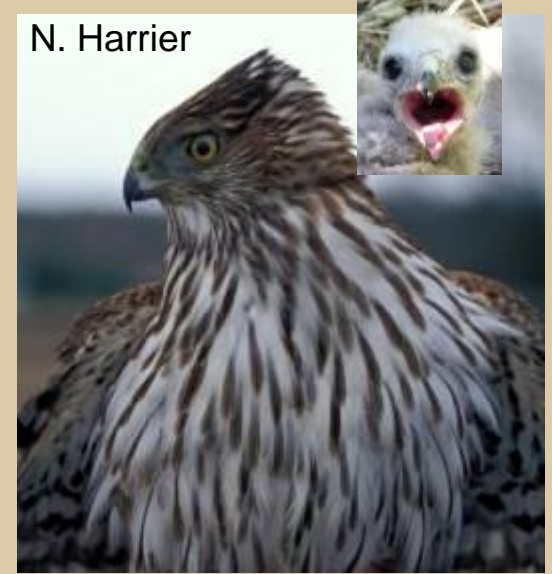


B. ENVIRONMENTAL VALUE

1. Conservation Plans
2. Benefits to Wildlife
3. **Species of Concern**



N. Harrier



Kestrel

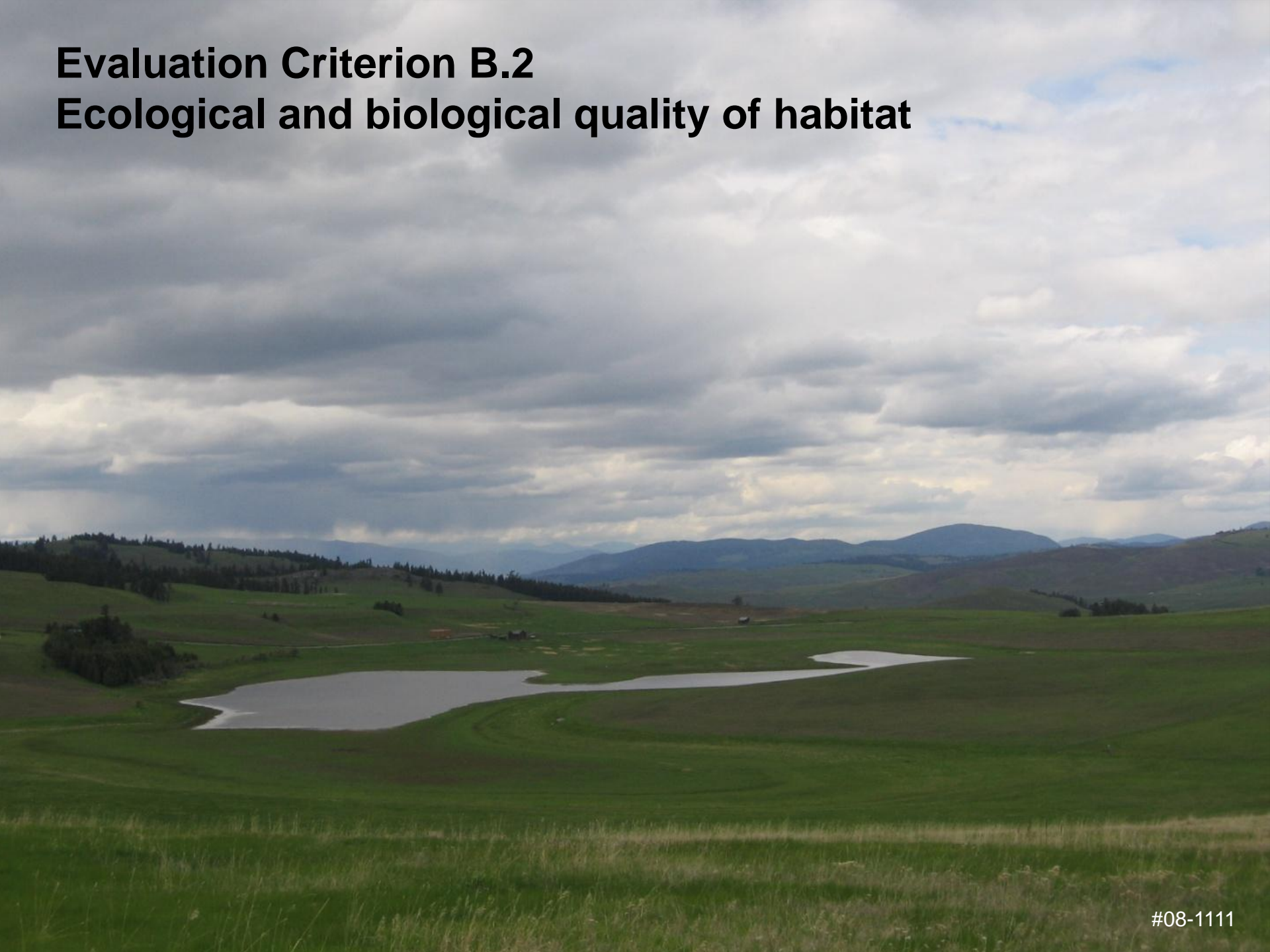


Merlin

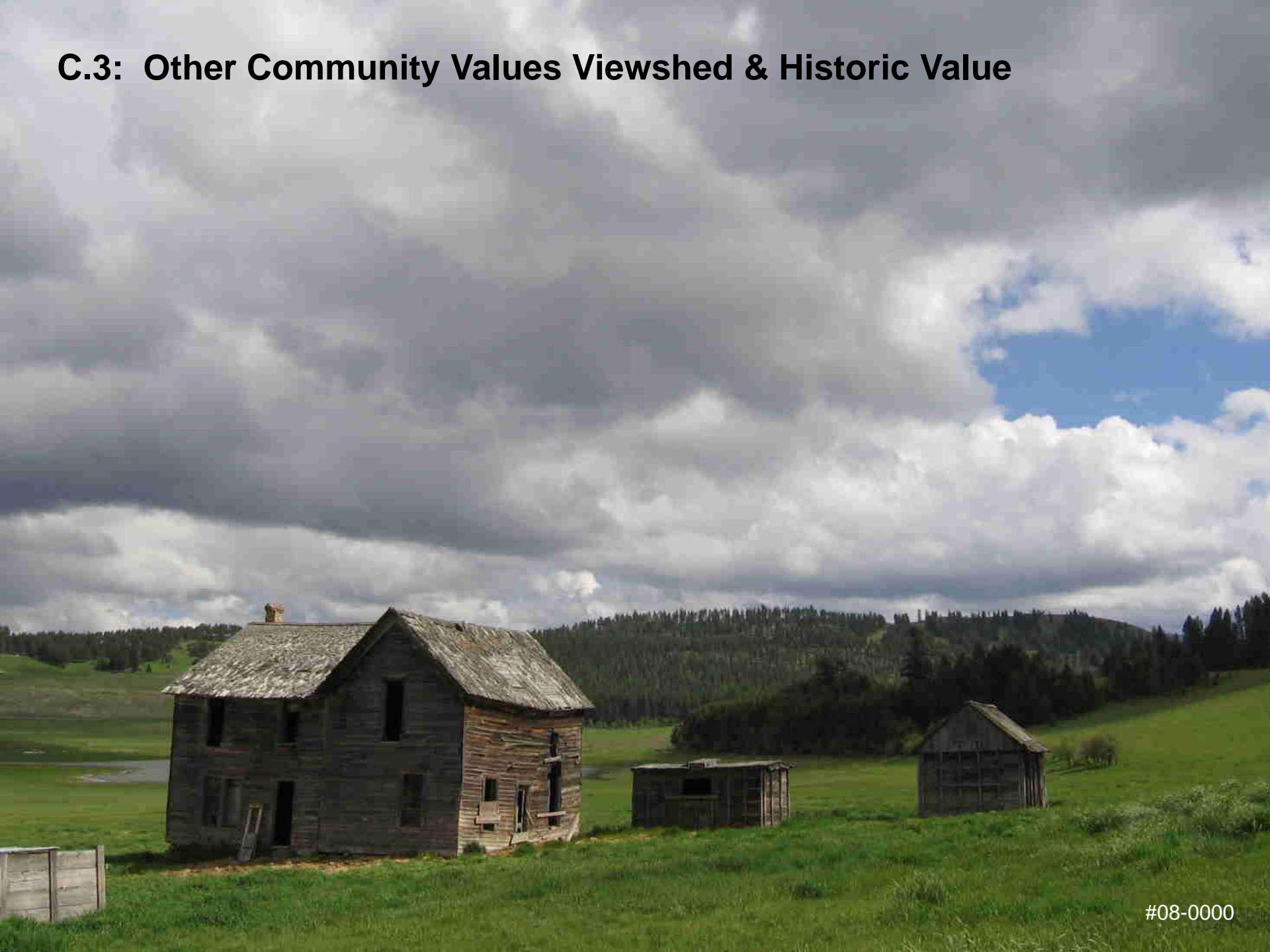


Evaluation Criterion B.2

Ecological and biological quality of habitat



C.3: Other Community Values Viewshed & Historic Value



#08-0000

Grant Cycle Timeline

Start a New Application - Now

Applications Due – **May 3, 2010**

Project Review – June 7-9, 2010

Technical Completion – **July 23, 2010**

Project Evaluation – August 23-25, 2010

Ranked Lists Approved – October 28, 2010

List to Governor, then Legislature, state budget sets fund level

Final Approval Granted – July 2011

More information available online:

WWW.RCO.WA.GOV

- Washington Wildlife and Recreation Program
 - Farmland Preservation Program (Manual #10f)

Critical dates to remember:

- Letter of Intent Due – March 15, 2010
- Applications Due – May 3, 2010
- Technical Completion – July 23, 2010

Questions?